

# **\$249,000 - 414 261 Youville Drive, Edmonton**

MLS® #E4437805

**\$249,000**

2 Bedroom, 2.00 Bathroom, 1,147 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Top of the line ADULT LIVING (18+) !!  
Spacious 2 bedroom , 2 bathroom Apartment  
Condo .Corner Unit with TONS of extra natural  
lighting .Balcony , central air conditioning, gas  
barbecue hook up .Custom blinds ,designer  
ceiling fans , newer microwave and  
dishwasher. Large living room with Gas  
burning fireplace and laminate flooring  
.Garden doors out to east facing balcony .Sit  
up eating bar ,great corner kitchen space  
includes all appliances .Large dining area for  
table and chairs and separate eating area .MB  
has large 4-piece ensuite with walk-in closet.  
Titled Underground parking with storage cage  
in front of parking ,carwash ,garbage disposal  
and recycle on each floor. Freeways( Anthony  
Henday and Whyte mud ) , LRT All very  
accessible .Complex has many amenities  
including recreation center with exercise room  
,party room with kitchen ,hospitality suites.  
Shopping, Public transportation ,Grey Nuns  
hospital only minutes and walking distance  
away.. Perfect place to call home .

Built in 2004

## **Essential Information**

MLS® # E4437805

Price \$249,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	414 261 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7H3

### Amenities

Amenities	Air Conditioner, Car Wash, Detectors Smoke, Guest Suite, Social Rooms, Sprinkler Sys-Underground, Storage-In-Suite, Workshop, Storage Cage
Parking Spaces	1
Parking	Heated, Parkade

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	25
Zoning	Zone 29
Condo Fee	\$565

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